

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2005New X

Previous Year (below line/defer) _____

Issue: Community Rooms/Club Houses for Multi-Family DevelopmentLead Department: Community Development DepartmentGeneral Plan Element or Sub-Element: Land Use and Transportation Element

1. What are the key elements of the issue? What precipitated it?

A member of the public brought this issue to the City Council's attention. The study would evaluate the need to require community meeting rooms such as club-houses in multi-family developments in order to ensure that there was an on-site area for homeowner associations to meet and would enhance the recreation opportunities at the site. The study would survey code requirements from other cities and determine if such a requirement is feasible and if so, whether it should be related to the number of units in a project.

2. How does this relate to the General Plan or existing City Policy?

Land Use and Transportation Element N1.1.2

Foster the establishment of neighborhood associations throughout Sunnyvale to facilitate community building.

3. Origin of issue:

Council Member(s):

Fowler

General Plan:

City Staff:

Board or Commission (identify
name of the advisory body from
the list below):

(Arts, Building of Code Appeals, BPAC, Child Care, Heritage, Housing and Human Services, Library, Parks and Recreation, Personnel and Planning)

Board or Commission ranked this study issue _____ of _____

Board or Commission ranking comments:

Explain below what the additional funding will be used for:

8. Potential fiscal impact to implement recommendations in the Study approved by Council, if any:

Mark a range for the items below:	\$500 or none	\$50K or less	\$51K - \$100K	\$101K - \$500K	\$501K or more
Capital expenditure range	X				
Operating expenditure range	X				
New revenues/savings range	X				

Explain impact briefly: If a requirement is adopted, the costs will be born by the project developer.

9. Staff Recommendation for this calendar year:

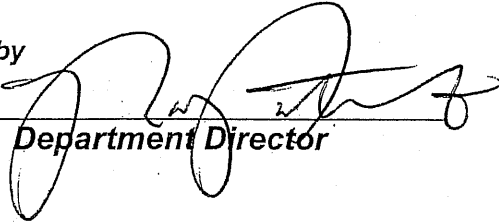
"For" Study ___ Explain:

"Against" Study ___ Explain. If staff suggests that this study should not be considered again in the future or deferred at this time, please include this in your explanation:

No Recommendation X

Note: If staff's recommendation is "for study" or "against study", the Director should note the relative importance of this Study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by



Department Director

11/5/04

Date

Approved by



City Manager

11/9/04

Date